

**Beaver County**  
**Planning & Zoning Commission**  
**March 21, 2007**  
**7:30 p.m.**

Minutes

Attendance: Robin Bradshaw, Chairman; Scott Bealer, Rowland Yardley, Jack McMullin, Dennis Miller, Roger Larsen, Craig Davis, Administrator; Von Christiansen, Attorney; and Billie Dalton, County Commissioner.

Visitors: See attached list

Called to order at 7:35 p.m.

MINUTES

The minutes from the Feb. 21 & Mar. 7, 2007 meetings were tabled. Rowland made the motion, Jack seconded it. Motion passed unanimously.

**DEVELOPMENT AGREEMENT OVERVIEW**

Bruce Parker gave an overview, it is approx 2260 acres, 1,204 Residential Units, golf, ski, retail, professional services, etc., it will be private, all land use approvals (use, site plans, subdivisions, building permits, etc.) must comply with the requirements of Elk Meadows Special Service District, such as culinary water, sanitation, storm drainage, flood control, and Beaver Fire District #1 is over the fire protection. Bruce asked the P&Z Board to receive public comment, consider agreement, consider how it advances or hinders the goals of the County, to focus on policies, and balance the interest of the County & the rights of the owners. He asked that written comments be accepted by the County until 12 noon on Monday March 26, 2007.

Craig Smith, a lawyer with CPB Development commented that Bruce Parker is a highly respected planner, he also commented on respecting forest service accesses, water, the water for the golf course and skiing, not being able to build until they have letter from Service District saying they have water, and commercial property.

Dennis made a motion to open the Public Hearings on the amendments to the Beaver County Zoning Ordinance for the Mount Holly Development Agreement and the Mount Holly Site Development Plan, on the amendments to the Beaver County Zoning Subdivision Ordinance for the Mount Holly Development Agreement and the Mount Holly Site Development Plan, and on the Mount Holly Development Agreement and including the Mount Holly Site Development Plan. Rowland seconded the motion. Motion passed unanimously.

**PUBLIC HEARING**

Chairman Bradshaw asked if they wanted to comment, they come to the podium, state their name and keep comments to 3 minutes.

Rob Adams - discussed following the process and having the P&Z do their work in making the Development Agreement, these property owners are at least paying their taxes and CID payments, there is not the economy to help keep our kids here, this project will bring in tax base, with more revenue for our school district which is under stress.

Craig Davidson - as the hospital administrator, he is enthusiastic in his support to see economic growth, increased tax dollars for education, we should get an agreement and be good community neighbors and move forward.

Carol McCulley - she gave us some written comments that she made while going thru the draft of the Dev. Agree., she discussed some of them briefly.

Lisa Hendrickson - she encouraged the board to send someone up to Bozeman Montana to see the good & bad that has come from the Yellowstone Club, she has gone thru the agreement and has some concerns, especially about water quality, she wants the board to look at the agreement slowly, step by step and do it in a good, solid way.

Gayle Harris - she thanked the P&Z board for all their hard work, she works for the city, in the survey they just did, the number 1 concern of the citizens was job growth, so their children could come back and make a living and their next concern was the schools, she thinks the revenues from this project are needed.

Margaret Wellman- - she is concerned that if property taxes go too high everybody will have to move, she said the forest service roads to Mirror Lake, Piute Trail and Puffer Lake now have No Trespassing signs, she is concerned over the access issues.

Terry Krasco - he read a letter from the Forest Service about roads and rights of ways and the signs that have been put up recently restricting use, also there should be no snowmobiles or ATV's into the Lake Peak area from Mt. Holly Club.

Colby Bailey - he was there for his father a businessman, if there is no growth there is no progress, school system needs better programs & equipment.

Royce Williams - he wants to return here to raise a family, this project will be good for the economy and the schools, he is glad that concerns are being addressed.

Julia Moore - many people that are against this project do support the schools, the protesting people have connections, they live here, vote and pay taxes.

Robert Lee - he thanked P&Z for efforts and suggested a 30-60 day moratorium to study the issues, he just wants everything done properly.

James Sly - his concern is the water, in Milford the wells that used to run at 20 feet now are 160 feet deep, it is the same from Delta south to St. George, when the water is gone, we are gone.

Alan Bradshaw - he has problems with page 50 paragraph 9, ski licences shall not run with the land, they can cancel, nothing binding for those that own property now, blackout dates at their discretion, Puffer Lake access-they are giving isolated access it is not legal, it goes to high water mark, he also has issues with access to roads & trails, the lodge road is owned by the Special Service Dist., and get the money up front for the schools.

Wade Bradshaw - he thinks the economy needs a good shot in the arm, the document needs refining but the project is needed.

Brandon Lee - he is from Beaver but now lives and teaches in London England, he thinks we have rare resources and the best people, we should slow down and figure out impacts, see what happened at Yellowstone Club, he is concerned with water up & down stream, he does not think these people will spend money in Beaver, just make sure everything is scrutinized.

Darren Hunt - he is for this project, we have nothing as it is, he wants to own the limo to take people up the mountain, lets take advantage of this opportunity.

Sheri Graham - her concern is for taxes, a modest home in Bozeman is now \$750,000, land prices will go so high and so will property taxes.

Jim Bradshaw - if you really read the agreement, they cannot meet rules so they want to change them, on pages 52-53, the PUD is being changed. How is it in the best interest of Beaver County to rush thru this, if you actually study this, there is no way you would sign it.

Brent Stapley - he is for it as long as it is done right - don't change rules for one. They have had since Nov. to contact homeowners and meet with them but nothing was done until recently, he concerned about having to have 50% ownership to ski, blackout dates, we really need to understand the document before it gets signed.

Christopher Lee - he urged that we research the pros and cons, he thinks they are taking advantage of inadequate zoning, bring zoning up to date, take the reins, make a wise decision.

Gib Yardley - he is concerned about water rights, he doesn't want them to be jeopardized, they may use more water than they have, the water is vital to our survival, we need to watch so no sewage gets into the creek & into our water system.

Lisa Hendricks - she wants to know #30 on page 95, who pays if there are problems, if there is pollution.

Mark Dreski - he wants to know why they should get special treatment, why are they doing things before there is approval, why should we sign away the right to know what is going on, do it right, when he got his lease he had unlimited right to use property, has tried to work with CPB but can't get season passes.

Jim Bradshaw - he says the water changed and what they have to show changed, pg. 18-19.

Scott Hoffman - he is 100% enthusiastic in favor, but have concerns such as water, density, No Trespassing signs, trails & access, do it rights, think forward.

Allan Cornstein - he thinks the ski resort needs to be developed, but for the community, not for exclusive ivory tower, moved to Beaver to get away from gated communities, there are problems with CPB's credibility, misinformation on website, he sent a letter about the No Trespassing signs.

Irene Forrest - she has two questions - How do you ski when there is no snow? and How many golf courses are there at 10,000 feet.

Alan Blomquist - he is a property & business owner here and has lived in Bozeman, Montana he saw the economic growth when Yellowstone Club came in, he is in favor of this progressing with the proper scrutiny, we need the tax base.

Natalie Rollins - she has lived in Wisconsin, Florida & California, be cautious with development agreement, some agreements she has seen have destroyed rather than helped growth, be very careful with the water.

Lynn Kitchen - he questions Mt. Holly Club's integrity, on website it states that they get between 400-450 inches of snow a year. He's the one that monitors the snow, in 2005 there was 415 inches, the most that has been up there since the 1930's, they are making claims that are not true, be real caution, they make claims but can they deliver.

Dennis made a motion to close the Public Hearing but keep open the written comments until 12 noon on Monday, March 26<sup>th</sup>. Roger seconded the motion. Motion passed unanimously.

Chairman Bradshaw thanked the public for their concerns, this was only for information and they would compile it, the next meeting will be March 28<sup>th</sup> at 7:30 p.m. here in the commission chambers.

There being on other business, the meeting adjourned at 9:20

Minutes read on \_\_\_\_\_ and approved.

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Robin K. Bradshaw, Chairman